

**PL/05/22**

Minutes of the **Planning Committee** meeting held on Friday 23<sup>rd</sup> September 2022 at 8:30pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole JP	Chairman
Cllr. F. Davies	
Cllr. M. Gateley	Town Mayor
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chairman
Cllr. R. Stuchbury	

**Also present:**

Mrs. C. Cumming	Co-opted member
Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Ms. S. McMurtrie	Town Plan Officer

No members of the public attended and so there was no public session.

**264/22 Apologies for Absence**

Members received and accepted apologies from Cllr. Try, Cllr. Willett and The Buckingham Society.

**265/22 Declarations of Interest**

Cllr. Stuchbury noted that he would not be voting on any of the applications, as a member of the Buckinghamshire Northern Area Planning Committee.

Cllr. Ralph lives in Partridge Close so will abstain for this application.

**266/22 Minutes**

Members received the minutes of the Planning Committee Meeting held on 15<sup>th</sup> August 2022.

**267/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

Members received a verbal report from the Town Plan Officer.

The Town Plan Officer, the Town Clerk and the Deputy Town Clerk are meeting on Monday. Everything on the list is being actioned but there is currently nothing to report on those actions.

The Town Plan Officer left the meeting at 8:40pm.

**268/22 Action reports**

Members received action reports as per the attached list.

268/22.1 (Streetlighting, Tingewick road) Members received a response from Cllr. Broadbent.

Cllr. Cole raised the point from the letter regarding the provision of lighting, which could be paid for by any development of the Tingewick Road industrial site. Cllr. Harvey asked why streetlighting is measured on car speed rather than pedestrian speed and queried whether this could be why the speed limit was not reduced.

**269/22 A422 Stratford Road roundabout**

Awaiting reply from Officer. This drawing was however put up at the Strategic Sites meeting to explain Highways' strategy; the attached is a screengrab from the webcast and not very clear. A copy of the original has been requested.

Cllr. Harvey noted that this is going to be very expensive for no gain as a left-turn lane already exists, and Cllr Cole noted there have never been any traffic queues waiting to join the roundabout.

Cllr. Stuchbury suggested that the plan could be circulated by the Planning Clerk.

**270/22 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 19<sup>th</sup> October and 16<sup>th</sup> November 2022 at 2.30pm. Strategic Sites Committee meetings are 29<sup>th</sup> September and 27<sup>th</sup> October at 2pm.

All the following responses were Proposed by Cllr. Cole, Seconded by Cllr. Ralph (except where noted) and agreed by a unanimous vote. Cllr. Stuchbury abstained.

**22/02580/APP**

12 Top Angel

Change of use from B1/B2/B8 to D2 Leisure/indoor sports activities.

**NO OBJECTIONS**

*The following application is included for the record; it was circulated by email for comment on 28/8/22 due to time restrictions and the collated response submitted before the expiry date.*

**22/02592/CPL**

14 Portfield Close

Certificate of lawfulness for the provision of mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use).

*Members asked for a time limit on the use of the building to be imposed.*

**NO OBJECTIONS**

*An extension of time could not be agreed for the following consultation, and the decision to approve was made before the meeting.*

**22/02675/APP**

3 Portfield Close

Householder application for single storey front and side extensions and pitched roof over existing porch (retrospective).

*Members felt the new porch was an improvement.*

**NO OBJECTIONS**

*An extension of time could not be agreed for the following consultation, but Members agreed a response nevertheless*

**22/02736/APP**

1 Eider Close

Householder application for erection of fence (retrospective).

**OPPOSE**

*Members felt that the new fence was too tall and stark in the street scene, especially on a landmark corner building. Furthermore, the screening vegetation had been removed, and doubt was expressed about whether the new fence line followed the original boundary of the applicant's property. The unfinished nature of the junction of the fence with the wall was also criticised.*

*An extension of time could not be agreed for the following consultations, but Members agreed a response nevertheless*

*The applications were considered together.*

**22/02742/AAD & 22/02743/ALB**

**NO OBJECTIONS**

The King's Head PH, 7 Market Hill

Display of signage and lighting scheme and Listed Building application for signage and lighting scheme.

*The following two applications were considered together:*

**22/02803/APP & 22/02804/ALB**

**NO OBJECTIONS**

15 Hunter Street, University of Buckingham

Erection of a single storey extension.

*The following two applications were considered together:*

**22/02811/AAD & 22/02812/ALB**

**NO OBJECTIONS**

14 Market Square

Display of front fascia sign and existing hanging sign and Listed building application for re-writing of front fascia sign and existing hanging sign.

**22/02962/VRC**

**NO OBJECTIONS**

90 Moreton Road

Variation of condition 2 (plans) relating to application 22/00939/APP (householder application for part two, part single storey side and rear extensions).

*Members asked that a replacement for the felled tree be planted elsewhere in the garden.*

**22/02992/APP**

**NO OBJECTIONS**

Beracah, 48 Highlands Road

Householder application for demolition of existing garage and single storey side entrance [*extension is meant*], erection of two storey side extension, conversion of garage to living accommodation, rebuild of front porch with pitch roof and part single, part two storey rear extension.

*Members hoped that the planting behind the low front wall could be retained to relieve the starkness of the paved frontage.*

**22/03052/APP**

**OPPOSE**

22 Swithin Lane

Householder application for proposed loft conversion with rear dormer and front roof lights.

*Members felt that the very large flat-roofed dormer was contrary to the design policy for the estate, where individual gabled dormer windows were the norm; it was also higher than the subsidiary ridge of the rear wing's roof and made an awkward join with it.*

*Cllr. Ralph having declared an interest in relation to this application, the motion to agree the response was seconded by Cllr. Harvey.*

**22/03094/APP****NO OBJECTIONS**

11 Partridge Close

Householder application for addition of a single storey glass roof located on the rear elevation.

*Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.*

**22/03119/APP****NO OBJECTIONS**

8 Wren Close

Householder application for proposed single storey side and front extension

*Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.*

*It was noted that the neighbouring house had already carried out a similar front extension.*

**22/03136/APP****NO OBJECTIONS**

35 Deerfield Close, MK18 7ET

Householder application for single storey side extension.

**Not for consultation (for the record only; details circulated separately by email for Members' information 15<sup>th</sup> August 2022)**

**07/01003/NON**

Candleford Court, Bridge Street

Proposed non-material amendment: to remove the basement flood gates and infill the opening with concrete to match the existing flood wall to prevent leakage flooding the basement car park.

*Members noted that in bad floods overtopping of the wall could still occur, and in heavy storms rainwater flowed into the car park entrance ramp from Bridge Street. Some means of draining this water would need to be installed.*

**Not for consultation (trees)**

**22/02819/ATP**

19 Waglands Garden

T1: Lime tree. Overall crown reduction by 5-7m of the height and 2-4m off the laterals. Approx 1/3 of the overall size. Concerns have been raised about the safety, it overhangs the school playing area and has dropped significant deadwood previously.

Members expressed concern about the effect of such heavy pruning on the tree - it could disfigure the tree and stimulate dense regrowth in the crown. There is no harm to buildings indicated, and the occasional fallen branch can be disposed of by the applicant or the school. Regular inspections and maintenance work was recommended so that such a large amount of growth need not be removed at once.

*The following three applications are prefaced by "Further to the completion of a Tree Condition Survey by Jack Foskett, dated Jan and Feb 2022 and the recommendations within it."*

**22/02857/ATP - Urgent works – approved on 16<sup>th</sup> August 2022**

University of Buckingham, Station Road

T366 – Lawson Cypress – this has storm damage to upper crown over the car park and the crown is compromised. The tree is to be felled. We have served a **5-day notice** to Buckinghamshire Council of our intent to complete this work due to the safety risk which has been approved by Neil Pasmore.

**22/02858/ATC**

**NO OBJECTIONS**

University of Buckingham, Hunter Street

G21 – Ash – this has significant deadwood throughout crown over the footpath, Inonotus hispidus fruiting body at 5m to southeast on main stem and 1 x low over-extended limb to the south over river. Remove all significant deadwood and reduce low over-extended limb to south by 4m.

**22/02860/ATP**

**NO OBJECTIONS**

University of Buckingham, Verney Park

T386 – Ash – significant decline throughout crown - remove to ground level.

T388 – Ash – significant decline throughout crown - remove to ground level.

T389 – Ash – significant decline throughout crown - remove to ground level.

T6 – Ash – Large historic wound at 3m to north - occluding. Significant deadwood throughout crown over public footpath and highway. Minor dieback throughout crown – remove all significant deadwood and reduce crown by 3m.

*Members regretted the loss of so many ash trees in one area but had no objections as the works were clearly necessary.*

**22/02924/ATP**

**NO OBJECTIONS**

4 Villiers Close

T1 Sycamore; Sever ivy from base up to a height of 2.0 metres. Prune to clear wall by approximately 1.0 metre.

T2 Sycamore; Sever ivy from base up to a height of 2.0 metres.

T3 Sycamore; Crown reduce by approximately 2.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15%.

T4 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches.

T5 Hawthorn; Section fell as close to ground level as possible. *[Not listed on TPO]*

**22/02980/ATC**

**OPPOSE**

55 Well Street

T1 Mulberry. The existing tree is an old, stunted specimen that has been heavily pollarded in the past and is now propped up by two timber posts. This is to be felled and the roots grubbed out to avoid further damage to the Listed Building and the adjacent, existing terrace and drainage pipes.

*Members felt that a decision should be made on the outstanding planning applications before this, and some evidence of damage to the structure produced. If the mulberry is to be felled, Members asked for a replacement tree to be planted in the garden between the flood wall and the river. It is believed to be a black mulberry.*

22/03026/ATC

PARTIAL OPPOSITION – SEE COMMENTS

15 Chandos Road

T1 Sycamore: Height 13m; Crown Spread 8m; DBH 90cm. Work required: 4m crown reduction on eastern crown

T2 – T6 Himalayan Birch: Height 5m; Crown Spread 1.5m; DBH 20cm. Work required: Fell to ground level.

Members had no objection to the crown reduction of the sycamore but opposed the felling of 5 Himalayan Birches for no stated reason.

**271/22 Planning decisions**

Members received for information details of planning decisions made by Buckinghamshire Council.

**Approved**

Application	Site address	Proposal	BTC response
20/04324/ALB 21/00953/APP	Bourton Mill Health & Leisure Club	External fitness area, decking, fencing, CCTV & floodlights	Oppose & Call-in
22/01173/APP	Rear of 2 Market Hill (Verney Close)	Ch/use duplex flat to two single flats	Oppose
22/01419/APP	138 Moreton Road	Demol. Garage; erect 2-st.side ext'n	No objections
22/01725/APP	11 Market Square	Alts.to shopfront, replace a/c units	No objections
22/01957/APP	26 Mallard Drive	S/st front and rear extensions	No objections
22/02059/APP	6 Campbell Close	2-st side extension & new garage	No objections
22/02202/APP	46 Burleigh Piece	Front & rear ext'ns, and conv.garage	No objections
22/02205/APP	1 Cheyne Close	S/st. front extension & external works	No objections
22/02351/APP	18 Badgers Way	S/st. rear extension & new porch roof	No objections
22/02410/APP	Vinson Building, Hunter street	Ch/use at weekends of ground floor lecture theatre to commercial cinema	No objections

Note: 22/01726/AAD for Specsavers' signage on 11 Market Square is still awaiting decision (13/9/22)

**Refused**

Application	Site address	Proposal	BTC response
22/01919/APP	9 Addington Rd	New front wall, fence and gate	Oppose
22/02112/APP	5 The Villas	S/storey side extension	Oppose

## Withdrawn

Application	Site address	Proposal	BTC response
22/01821/APP	Land off Market Hill/West Street [behind CAB]	Demolish barn, erection of 7 houses and 3 flats, and associated car/cycle parking	Oppose & call-in

## Not for consultation

## Approved

Application	Site address	Proposal	BTC response
22/02404/ATC	40 Well Street	Fell 1 Eucalyptus (emergency works; tree leaning over houses)	Decided before meeting
22/02499/ATC	37 Well Street	Fell 1 Ash and 1 Sycamore	Decided before meeting

## Refused

Application	Site address	Proposal	BTC response
22/02389/CPL	22 Willow Drive	To extend vehicle access by approx. 5m <sup>2</sup>	Oppose

## 272/22 Buckinghamshire Council Matters

- 272/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.  
Cllr. Stuchbury: positive news regarding hospital beds campaigned for by Cllr. Stuchbury and Cllr. Ralph. Some of the beds in Buckingham Hospital are now going to be reinstated.  
Over several years the Planning Clerk and a number of Councillors worked hard to get Taylor Wimpey to correct the work at Clarence Park and as a Council we have succeeded in getting the disability ramp.

- 272/22.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications *is held over to next meeting.*

## 273/22 Updates from Representatives on Outside Bodies

Members received verbal updates from Councillors.

## 274/22 Buckinghamshire Council Committee meetings

- 274/22.1 N. Bucks Area Planning Committee (24<sup>th</sup> August 2022) *Cancelled*  
274/22.2 Strategic Sites Committee (1<sup>st</sup> September 2022) *Report to Full Council*

## 275/22 Enforcement

Members to report any new breaches – nothing to report.

## 276/22 Applications to fell trees *held over to next meeting*

**277/22**      **S106 Quarterly update held over to next meeting**

**278/22**      **Matters to report**

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

Cllr. O'Donoghue reported that a colleague from Hamilton House complained that it is an ordeal in a wheelchair going from Hamilton House to the town centre dentists due to the state of the pavements. A letter will be sent to the Town Council regarding this.

Cllr. Stuchbury raised access awareness for the disabled toilets. Members **AGREED** that a press release as a reminder would be beneficial.

**ACTION INTERIM DEPUTY TOWN CLERK**

**279/22**      **Chair's items for information**

1<sup>st</sup> October meeting of the Council Planning and Environment Services. This takes place from 1-3pm on Zoom. The Planning Clerk will forward the information to all Councillors.

**280/22**      **Date of the next meeting:**      Monday 17<sup>th</sup> October 2022 at 7pm

Meeting closed at 9:34pm

Chair

Date

DRAFT